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1 Michael D. McGranahan  
2 Trustee in Bankruptcy  
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7 **THE UNITED STATES BANKRUPTCY COURT**  
8 **EASTERN DISTRICT OF CALIFORNIA**  
9 **MODESTO DIVISION**

11 In re:  
12 **GONZALES, MARTIN & YOLANDA**  
13 **Debtors.**

Case No.: 10-90735  
DC NO.: MDM-1  
Chapter 7  
Date: August 25, 2010  
Time: 10:30 a.m.  
Place: 1200 "I" Street, Ste. 4  
Judge: Hon: Ronald H. Sargis

18 **DECLARATION OF TRUSTEE IN SUPPORT OF**  
19 **MOTION TO ABANDON**

20 **TO: THE HONORABLE U.S. BANKRUPTCY JUDGE:**

21 **MICHAEL D. MCGRANAHAN**, hereby declares as follows:

22 1. I am the duly appointed and qualified Chapter 7 trustee for the debtor(s)  
23 named above.

24 2. Among the assets which constitute property of the estate is the real property  
25 commonly described as:

26 A. **5205 Cottage Lane, Salida, CA, 95368 ("Property A")**  
27 B. **5304 Rulon Court, Salida, CA 95368 ("Property B")**

1                   **C. 536 Cormorant Drive, Modesto, CA, 95354 ("Property C")**  
2                   **D. 2118 Dominic Ave., Hughson, CA 95326 ("Property D")**

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4                   3. The aforementioned properties have the following values and encumbrances:

<u>PROPERTY</u>	<u>VALUE</u>	<u>DEBT</u>
<b>Property A</b>	<b>\$83,000</b>	<b>\$80,000</b>
<b>Property B</b>	<b>\$110,000</b>	<b>\$124,700</b>
<b>Property C</b>	<b>\$150,000</b>	<b>\$362,600</b>
<b>Property D</b>	<b>\$250,000</b>	<b>\$315,000</b>

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7                   4. Property A, B, C, and D listed above, taking into account mortgages, liens,  
8 debtor exemptions, and costs of sale, have no equity for the benefit of the estate. Therefore,  
9 said Properties are over-encumbered and burdensome to the estate.

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11                 5. The estate would potentially suffer detrimental tax consequences should  
12 these Properties be foreclosed upon during the pendency of the case.

13                 It is my opinion, based on the foregoing, that the real property commonly  
14 described as: **5205 Cottage Lane, Salida, CA, 95368; 5304 Rulon Court, Salida, CA 95368;**  
15 **536 Cormorant Drive, Modesto, CA, 95354; and 2118 Dominic Ave., Hughson, CA 95326,**  
16 have insufficient value to warrant administration and are burdensome to the estate.

17                 I declare under penalty of perjury and the laws of the United States of America  
18 that the foregoing is true and correct to the best of my knowledge. I am competent to give this  
19 testimony if called upon to do so.

20                 DATED: July 28, 2010

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23                 /s/ Michael D. McGranahan  
24                   MICHAEL D. MCGRANAHAN  
25                   Trustee  
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